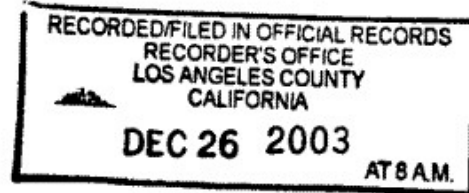


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TITLE(S) :

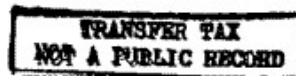
Deed



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5	

D.T.T

CODE  
20CODE  
19CODE  
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SURVEY, MONUMENT FEE \$10. CODE 97

NOTIFICATION SENT BY MAIL

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

80 26 - 001 - 070

002

THIS FORM NOT TO BE DUPLICATED

12/26/03

RECORDED BY:  
FIRST AMERICAN TITLE COMPANY  
LOS ANGELES  
WHEN RECORDED MAIL TO:

03 3879920

11130 BLOOMFIELD LLC  
C/O ALERE PROPERTY GROUP LLC  
100 BAYVIEW CIRCLE, SUITE 310  
NEWPORT BEACH, CALIFORNIA 92660  
ATTENTION: DANIEL L WEBB

2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## GRANT DEED

AFN 8028-001-070 AND 8028-001-071

TRANSFER TAX  
NOT A PUBLIC RECORD

40520-21

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
THIS GRANT DEED AND ALL  
TAX STATEMENTS TO:

3

11130 Bloomfield LLC  
c/o Alere Property Group LLC  
100 Bayview Circle, Suite 310  
Newport Beach, California 92660  
Attention: Daniel L. Webb

(Space Above For Recorder's Use)

# GRANT DEED

TRANSFER TAX  
NOT A PUBLIC RECORD

Documentary Transfer Tax not shown  
pursuant to Section 11932 of the Revenue  
and Taxation Code, as amended.

FOR VALUABLE CONSIDERATION, receipt of which is hereby  
acknowledged, BLOOMFIELD PARTNERS, LLC, a Delaware limited liability company  
("Grantor"), hereby GRANTS to 11130 BLOOMFIELD LLC, a Delaware limited liability  
company, the following described real property (the "Property") located in the City of Santa Fe  
Springs, County of Los Angeles, State of California:

SEE SCHEDULE "1" ATTACHED HERETO AND INCORPORATED  
HEREIN BY THIS REFERENCE

## SUBJECT TO:

1. Taxes and assessments.
2. All other covenants, conditions, restrictions, reservations, rights, rights of way,  
easements, encumbrances, liens and title matters whether or not of record or visible from an  
inspection of the Property and all matters which an accurate survey of the Property would  
disclose.
3. That certain Declaration of Covenants, Conditions and Restrictions, Grant of  
Easements and Maintenance Agreement recorded March 27, 2003 against the Property as  
Document No. 03-0867528.

**03 3879920**

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of the  
23<sup>rd</sup> day of December, 2003.

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BLOOMFIELD PARTNERS, LLC,  
 a Delaware limited liability company

By: CALSMART, L.L.C.,  
 a Delaware limited liability company  
 Its: Manager

By: RREEF AMERICA L.L.C.,  
 a Delaware limited liability company  
 Its: Manager

By: [Signature]  
 Name: DWIGHT L. MERRIMAN  
 Title: PRINCIPAL

STATE OF CALIFORNIA )  
 ) ss  
 COUNTY OF SAN FRANCISCO )

On December 18, 2003, before me, Debbie Choy Wayne a Notary Public  
 in and for said state, personally appeared Dwight L. Merriman,  
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person  
 whose name is subscribed to the within instrument and acknowledged to me that he/she executed  
 the same in his/her authorized capacity, and that by his/her signature on the instrument, the  
 person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(SEAL)

[Signature]  
 Notary Public in and for said State

03 3879920

12/28/03

Schedule A

**LEGAL DESCRIPTION OF PROPERTY**

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**

PARCELS 2 AND 3 OF PARCEL MAP 26730, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 312 PAGES 17 AND 18 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, MINERALS AND MINERAL RIGHTS, ORES AND METALS AND OTHER USEFUL AND VALUABLE MINERAL DEPOSITS OF EVERY KIND, CHARACTER AND DESCRIPTION, INCLUDING IN PART ASPHALT, TAR, GAS, OIL, PETROLEUM AND OTHER HYDROCARBONS THAT MAY BE OR HEREAFTER BE FOUND, DEPOSITED, CONTAINED OR DEVELOPED, IN, UPON, FROM OR UNDER, OR THAT MAY BE MINED, EXTRACTED, PUMPED OR WITHDRAWN IN ANYWAY IN, UPON, FROM OR UNDER ALL OR ANY PART OF SAID LAND TOGETHER WITH THE RIGHT TO GO AND BE UPON THE NORTH 500 FEET OF SAID LAND (BUT NOT ANY OTHER PART THEREOF) FOR THE PURPOSE OF EXTRACTING AND REMOVING SAME AS EXCEPTED AND RESERVED BY JULIA M. BAKER, A WIDOW, IN THE DEED RECORDED FEBRUARY 21, 1935 IN BOOK 13278 PAGE 172, OFFICIAL RECORDS, AND REGISTERED FEBRUARY 4, 1935 AS DOCUMENT NO. 1451-D.

ALSO EXCEPT THEREFROM, ALL RIGHT, TITLE AND INTEREST IN AND TO ALL WATER RIGHTS, COAL, OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES PRECIOUS METALS ORES, BASE METALS, ORES, INDUSTRIAL-GRADE SILICATES AND CARBONATES, FISSIONABLE MINERALS OF EVERY KIND AND CHARACTER, METALLIC OR OTHERWISE, WHETHER OR NOT PRESENTLY KNOWN TO SCIENCE OR INDUSTRY, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING THE SURFACE OF SAID LAND REGARDLESS OF THE DEPTH BELOW THE SURFACE AT WHICH ANY SUCH SUBSTANCE MAY BE FOUND; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR THE FIRST 500 FEET OF THE SUBSURFACE OF THE PROPERTY IN CONNECTION THEREWITH, AS RESERVED BY BC SANTA FE SPRINGS, LLC, IN THE DEED RECORDED DECEMBER 2, 1998, AS INSTRUMENT NO. 98-2196759.

APN's: 8026-001-070 AND 8026-001-071

**PARCEL B:**

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND TRAFFIC CIRCULATION; SHEET FLOW DRAINAGE; STORM WATER DRAINAGE SYSTEMS; FIRE WATER PUMP; MONUMENT SIGNAGE, AND RIGHTS INCIDENTAL THERETO, MORE PARTICULARLY DESCRIBED AND DEPICTED IN A

**03 3879920**

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12/26/03

"DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, GRANT OF EASEMENTS AND MAINTENANCE AGREEMENT", RECORDED MARCH 27, 2003 AS INSTRUMENT NO. 03-0867528, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM, ANY PORTION OF SAID EASEMENTS LYING WITHIN PARCEL A, HEREINABOVE DESCRIBED.

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57338-397/12-12-03/bhv/blm